

Making the Invisible, Visible

Housing for Adults with Autism & Intellectual/Developmental Disabilities

Physical Amenities
Easy-to-Clean Features

The building and/or residential unit includes features that make cleaning and maintenance easier.

Features may include floor drains, waterproof bathroom(s), elevated cabinets, washable paint, toilets with concealed cisterns and push-panel flush systems, and more.

Neuro-Inclusive Housing Framework

AZ Statistics on Residential Options

Only 3% of people with I/DD are accessing comprehensive residential services outside of their family home.

Use of Residential Services in Supervised Setting

Own Home	Host Home	Provider-Controlled Group Setting	Caregivers Age 60+
767	1,542	3,310	33,867

High Demand Risk

A Place in the World

Source: rnp.lum.edu/viz

Supportive Amenities

- Benefits counseling
- Community life
- Community navigator
- Health and fitness activities
- Housekeeping service
- Life-skills training
- Meal service
- Resident assistant
- Workplace and vocational

AZ Statistics on Residential Options
Arizona: 19th Highest Housing Wage

To afford a 1-bedroom apartment	65/wk Hours needed at minimum wage	\$41,280/yr Annual salary needed to afford a 1-bedroom apartment
To afford a 2-bedroom rental home	79/wk Hours needed at minimum wage	\$24.06/hr Hourly wage needed to afford a 2-bedroom rental home

Phoenix Residential Needs & Preferences Assessment Targeting Adults with I/DD

This survey is by First Place Phoenix and is designed to help us understand the barriers to housing and employment for adults with I/DD in the Phoenix area. The survey is available in English and Spanish. There is no charge for this survey. The information from this survey will be used for research purposes only.

The person completing this survey is:

- Self (provider with I/DD)
- Parent of resident with I/DD
- Spouse or other relative of resident with I/DD
- Support organization or service provider of resident with I/DD
- Friend of resident with I/DD
- Other:

It's time to share your residential preferences

SCAN HERE

Access the Housing Analysis Survey

bit.ly/fpsurvey2023



Maureen Casey

Director, The Daniel Jordan Fiddle Foundation Center for Public Policy & Colonel Harland Sanders Center for Applied Research at the First Place Global Leadership Institute

"The Greater Phoenix Housing Market Analysis will provide insights into what members of this population need and want to help us design a blueprint for making more housing options a reality."



February 28, 2023

Agenda

1. About First Place AZ
2. Pressing Concerns
3. A Place in the World®
4. National and Local Market Studies: Greater Phoenix Market Analysis
5. Proposed Policy Changes: HOPAIDD
6. Action: Supportive Amenities Pilot



About First Place AZ

Vision

Ensuring that housing and community options are as bountiful for adults with autism and other neurodiversities as they are for everyone else.

Mission

Create a supportive, sustainable community where adults with autism and other neurodiversities live and thrive with pride, purpose and endless possibilities.



Apartments

(Supportive Housing)

For residents



Transition Academy

(Clinically Based Program)

For participants/students



Global Leadership Institute

For support providers,
professionals, researchers
& policy leaders

firstplace[®]



Examples of Robust Collaborations

One First Leads to the Next™



Autism and/or intellectual/developmental disabilities related data points

7.43 MM

diagnosed with A/I/DD as of 2018.**

2.1 MM

adults over age 22 living with A/I/DD in the U.S. in 2018.*

18%

of people with A/I/DD receive long-term support services.

1.3MM

people with A/I/DD live with caregivers over age 60.**

*Braddock et al., 2017

**Larson et al., 2021

National Housing Action Plan

Community Response to Priority Issues

Quality
of Life

Isolation

Housing Crisis

Business
Models

Support Staff

Public Policy

Research

Adult Medical
Care

Technology
Platforms

Heterogeneity



When we bring social connections into our communities, people with autism and other neurodiversities benefit—and everyone else does, too.



Foundational nomenclature for housing and service delivery models that will further define market segments, establish best practices and guiding principles, and help drive crucial partnerships that address pressing needs resulting from the current housing crisis.



National & Local Market Studies

Acknowledge this “invisible” population in terms the marketplace understands.



Global Leadership
Institute Market Studies



Application of A Place
in the World: Guiding
Narrative



Landing Page/Supporting
Communique



INTRODUCTION

What's exciting about this report is that these community connections-based interventions are also wins for local economies, government tax bases, and the overall well-being and vibrancy of a community. Solve where and how someone lives, and you solve so much more.

—Gene Brown, Board Member of Home Matters in Arizona and CEO of Valley Leadership

People with A/VDD have been segregated from society by being housed in large institutions. Families had few other choices due to the lack of community services and were often told by professionals that institutionalization was the best thing for their loved ones. These settings were often understaffed, overcrowded and underfunded. In some facilities, there was litigation due to neglect, abuse and mistreatment. The Willardbrook State Developmental Center became a landmark case "serving as an impetus for accelerating the pace of community placements, expanding community services." 31. Without the development of additional housing solutions, Arizona and other states across the country risk re-institutionalizing people with A/VDD in hospitals, prisons and nursing facilities. It is critical to acknowledge how and why individuals with A/VDD and their families changed history—and continue to empower them to advocate for a better future.



Living Situation

Institutional Care Only

Historical

Medicaid began funding an important step forward or reside in an institutional neighborhood to accommodate for the disabled families to access very Basic Services (HOBSS) for people with A/VDD with the greater commu-

The program is a federal government, through the state's citizens includes Health Care Cost Containment for people who qualify to last state to implement a Arizona Medicaid program 4311 Demonstration Waiver its unique program design health services.

Over time individuals with more choice and control community-based services in Ombudsman, L.C. that recommendations in violation of a legal framework for the act with disabilities into the court for AHDC's physical and best ACTCS and therefore cannot

Today the goal is not to place



Local Leaders

Local leaders and market advisers were invited to participate in the process. Organizations and individuals who participated represent leaders in housing, healthcare, disability and human services formerly state and community-based organizations. Self-advocates and family leaders were also essential contributors. These two groups assisted with identification of existing data as well as outreach to potential stakeholders, and participated in a presentation to review the survey data and identify potential recommendations for future action. A review of the comprehensive plans, consolidated plans, housing plans and any previous housing analysis from the local housing market needs were reviewed by members from the First Place Global Leadership Institute.

After the surveys closed, data was analyzed and presented to the local leaders. Data and initial analysis indicated the diversity of and demand for residential needs and preferences. Local leaders were eager to discuss potential solutions and address barriers. Details of their suggestions and discussion are highlighted throughout this report and in the Recommendations section.

Considerations and Limitations of Process

- To provide more accessible training materials, the plain-language surveys did not include questions as extensive as the full survey limiting some of the demographic and preference data collected.
- A focus group targeting the Spanish-speaking community was only offered in person, as recommended by collaborators Grupo de Apoyo Para Niños Especiales (GANES), Raising Special Kids and IDGAL, Care. Therefore, more responses may have been collected if a recording was available over a large period of time—although, as reported by Spanish-speaking participants, this is a sensitive subject and online translation is not always sufficient to ensure understanding.
- Family members who are caregivers to individuals with more profound autism or high behavioral or medical support needs shared that many of the options presented, and they believed were preferred by their loved one, are not currently available in Arizona.



Greater Phoenix Housing Market Analysis

ACTIONABLE RESULTS

An Invisible Population in the Housing Crisis

AT LEAST

159,000

PEOPLE IN ARIZONA HAVE AN I/DD



THAT'S MORE THAN 3X THE CAPACITY
OF DIAMONDBACKS STADIUM

77%

LIVE WITH THEIR FAMILY,
BUT THEIR FAMILY IS AGING



27%

LIVE WITH A CAREGIVER
OVER AGE 60



THEY NEED HOUSING AND
SUPPORTS IN PLACE



Market Analysis for Data-Driven Solutions

Educate neurodiverse community

Assess preferences and support needs

Approach housing industry with consumer data

Increase housing stock that meets local needs



Market Advisory Group



ARIZONA
COMMUNITY
FOUNDATION



Arizona
Department
of Housing



Person-Centered Future



Support Services



Future Stability



Employment



Housing



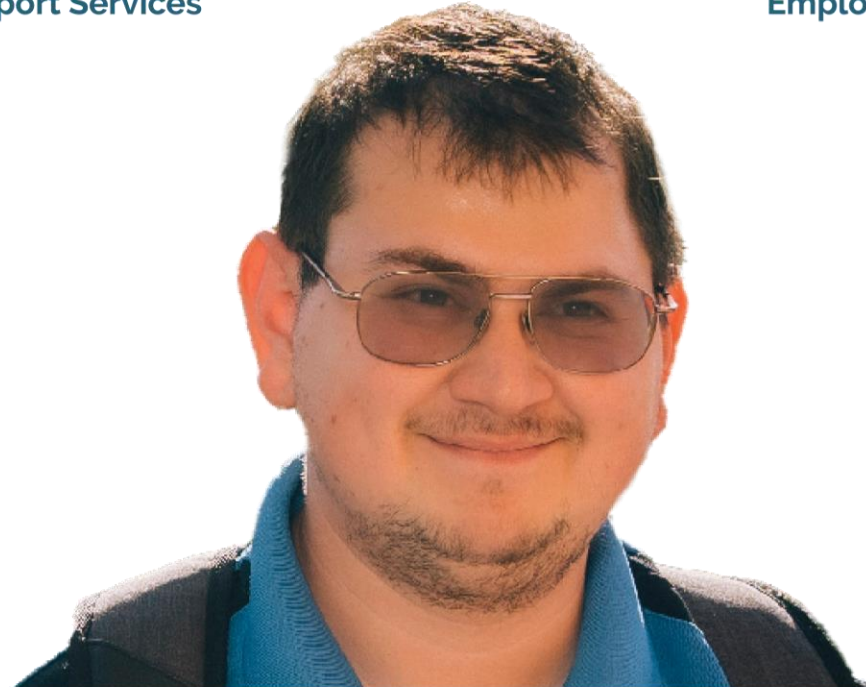
Volunteering



Meaningful Activities



Natural Supports



MATERIALS & TOOLS

firstplace
PHOENIX

HOME APARTMENTS TRANSITION ACADEMY GLOBAL LEADERSHIP INSTITUTE

THE NEED

Adults with autism and other intellectual/developmental disabilities (I/DD) face a critical shortage of housing options and access to supports they need to thrive.

To drive future planning, funding and significant advancements in public policy the First Place Global Leadership Institute Center for Real Estate & Community Development is launching a comprehensive housing market analysis of needs and preferences in Greater Phoenix.

A Place to Thrive
Sharing about YOUR future!
Plain-Language Visual Guide

I want the place I live:

To be accessible to people who use wheelchairs	To have lots of green plants and nature in and around it	To use more pictures than words	To have a place to hangout with friends	To be easy to clean
😊 😐 😞	😊 😐 😞	😊 😐 😞	😊 😐 😞	😊 😐 😞
To have a quiet sensory room	To have technology that helps me	To have things that keep me safe from strangers	To be easy on my senses	To have a place where I can eat meals with others
😊 😐 😞	😊 😐 😞	😊 😐 😞	😊 😐 😞	😊 😐 😞

Expanded Presentation

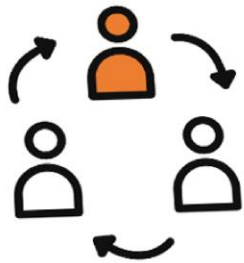
Plain Language Presentation

Presentación ampliada en español

Presentación en lenguaje sencillo en español

***Plain-language materials and Spanish-speaking focus groups for greater accessibility of participants**

LTSS Delivery Model: Agency-Based Rotational Staffing



Benefits:

- Agency recruits, trains and schedules staff for your needs.
- Lots of people to share stories, interests and relationships
- If someone calls in sick, the agency can replace from their pool of people.

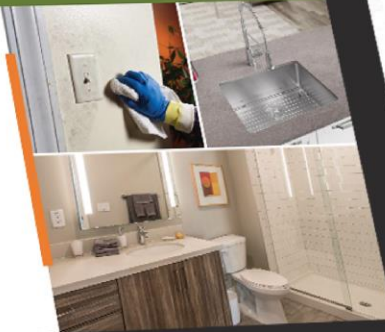
Considerations:

- Too many new people can be overwhelming.
- Less involvement in selection and scheduling of staff

Easy-to-Clean Features

The building and/or residential unit includes features that make cleaning and maintenance easier.

Features may include floor drains, waterproof bathroom(s), elevated cabinets, washable paint, toilets with concealed cisterns and push-panel flush systems, and more.



Neuro-Inclusive Housing Framework



What Are the Financial Options for Housing?

Rent Your Home

Medicaid pays for housing only in institutional settings: Intermediate care facility (ICF), nursing home, etc.



Fair market rent



Rental assistance: fair market rent plus housing choice voucher



Rental assistance: subsidized housing unit

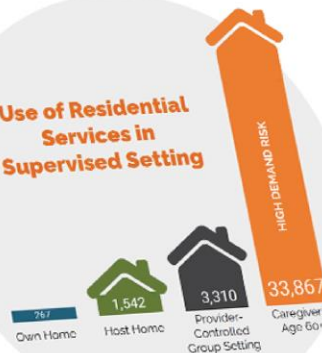


Rent room in a provider-controlled setting

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Supportive Amenities



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\$24.06/hr
Hourly wage needed to afford a 2-bedroom rental home

Supportive Amenities

Community Life



The property coordinates hobby groups or planned social activities, such as movie nights, sports events, dances, game nights, etc. These may be organized by residents or a staff member/activity coordinator.

Phoenix Residential Needs & Preferences Assessment Targeting Adults with I/DD

This survey is by First Place Phoenix and is intended to help us understand the needs for housing and supportive services for adults with I/DD in Phoenix. The information you provide will be used to improve our services. This is not an application. The information you provide will be used for survey purposes only.

The person completing this survey is:

- Self-providers with I/DD
- Parent of resident with I/DD
- Spouse or other relative of resident with I/DD
- Support organization or service provider of resident with I/DD
- Friend of resident with I/DD
- Other:

It's time to share your residential preferences

SCAN HERE
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bit.ly/fpsurvey2020

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minimum wage

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Hourly wage needed to afford a
2-bedroom rental home

Greater Phoenix has only 601 housing vouchers
targeted for people with any disability.

Monthly income and benefits*



- 43% SSI
- 40% Medicaid (healthcare)
- 27% SSDI
- 25% Medicare
- 16% SNAP
- 16% Earn less than \$300
- 14% Earn \$601-900
- 9% Earn \$901-1,200
- 8% Earn \$301-600
- 6% Earn over \$1,500
- 4% Earn \$1,201-1,500
- 3% Housing Choice Voucher
- .7% LIHEAP

*Does not total 100% because respondents could choose more than one answer.



87%
of respondents
report experiencing
loneliness...



Top 5 reasons reported as barriers to friendship:

- 46%** don't know how to turn potential friends into long-term friendships.
- 45%** don't know where to go to meet potential friends.
- 39%** feel like other people don't understand how to be a supportive friend.
- 34%** report too much anxiety to try and meet new people.
- 32%** have difficulty scheduling to meet with friends.



Greater Phoenix Area Housing Strategies by City/ Locality

Area	Housing strategy or consolidated plan	PHA or other prioritized efforts targeting people with disabilities	Identify people with A/I/DD specifically as a need	PHA waitlist status	Number of vouchers targeting people with disabilities currently [16.17]
Phoenix	Housing Phoenix Plan	Yes Estimate of 9,000 units needed for persons with disabilities	No	Closed	191 but only 166 leased/in use [18]
Mesa	City of Mesa Consolidated Plan	Yes, persons with disabilities segmented in data	Yes, within "non-homeless special needs"	Closed with 4,000+ waiting	287 but only 201 leased/in use
Glendale	Annual Action Plan	Yes, prioritized for HCV and named as targeted need in plan	No	Closed	0
Scottsdale	Consolidated Plan	Yes, prioritized for HCV and identified in segmentation	No	Closed with 2,200+ waiting	0
Tempe	Tempe's Affordable Housing Strategy	No	No	Closed with 3,000+ waiting	64 but only 39 leased/in use
Surprise*	Surprise Consolidated Plan and Assessment of Assessment of Fair Housing	Yes	Yes, named as targeted need in plan	Closed	0

* The Housing Authority of Maricopa County develops and sustains affordable housing programs throughout Maricopa HAMC's jurisdiction DOES NOT include Phoenix, Glendale, Scottsdale, Tempe, Chandler, and a majority of Mesa.



Recommendations

Develop a Housing and Community Roadmap that

- Closes data gaps
- Increases homeownership
- Increases Rental subsidies
- Increases development of Neuro-inclusive Mixed-Use and Planned Communities
- Explores innovations in long-term services through ALTCS-DD
- Addresses local community development



POLICY STEPS TOWARD CREATING AFFORDABLE AND SUPPORTIVE HOUSING FOR ADULTS WITH A/I/DD

Overview



Functional Challenges

Limited accommodations to address physical, mental or cognitive challenges that interfere with daily living.



Systemic Challenges

No single source of funding for housing healthcare and supportive services.



HOPAIDD

A program to create consumer-based housing opportunities and supportive amenities for neurodiverse adults.



Purpose:

Adults with Autism and/or Intellectual/Developmental Disabilities (A/I/DD) should have more affordable and cognitively accessible options with greater access to services when deciding where to live .

Functional Challenges Facing Adults with A/I/DD

- Vulnerable-to-low educational attainment
- Diverse physical and/or mental health conditions and are more likely to have at least one co-occurring physical or mental health condition
- Executive functioning challenges, reduced adaptive functioning and maladaptive behaviors that may be expressed in such ways as being withdrawn, self-injurious, aggressive, uncooperative or destructive.

Functional Challenges Facing Adults with A/I/DD

- Response inhibitions or inhibitions to working memory that interfere with daily living
- Difficulties in navigating social settings and relationships, as well as opportunities for finding employment
- Unemployed or underemployed due to diverse physical and mental health conditions and a lack of social systems to support their varying needs

Barriers to Obtaining Affordable Housing

In general, very low- and extremely low-income households experience multiple barriers to obtaining and utilizing vouchers.

(Acosta & Gartland, 2021; Freeman, 2011; Oliveri, 2019; Tighe et al., 2018; Wood, 2021)

Typical Barriers

Discrimination

Limited Information

Complex Social System

High Demand for Vouchers



Additional A/I/DD Barriers

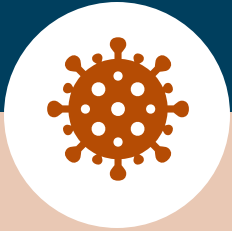
Economic Challenges

Social Challenges

Executive Functioning Challenges

(Brown & McCann, 2020; Demetriou et al., 2019)

HOPAIDD: A Model from HOPWA



Housing Opportunities for Persons With AIDS (HOPWA)

Purpose: To create short- and long-term housing and give access to supports services for adults living with AIDS and their families.

Allocated by: Congress. Allocation is done through HUD using formula and competitive grants that can be applied for through the consolidated plan.

Demographics: In 2017, about 1.2 million people were living with AIDS, with about 38,000 new infections each year; 47% of those living with HIV or AIDS declared income below the poverty line.

Requirements: To be eligible, individuals must have diagnosis of HIV or AIDS and qualify as very low- or extremely low-income household.



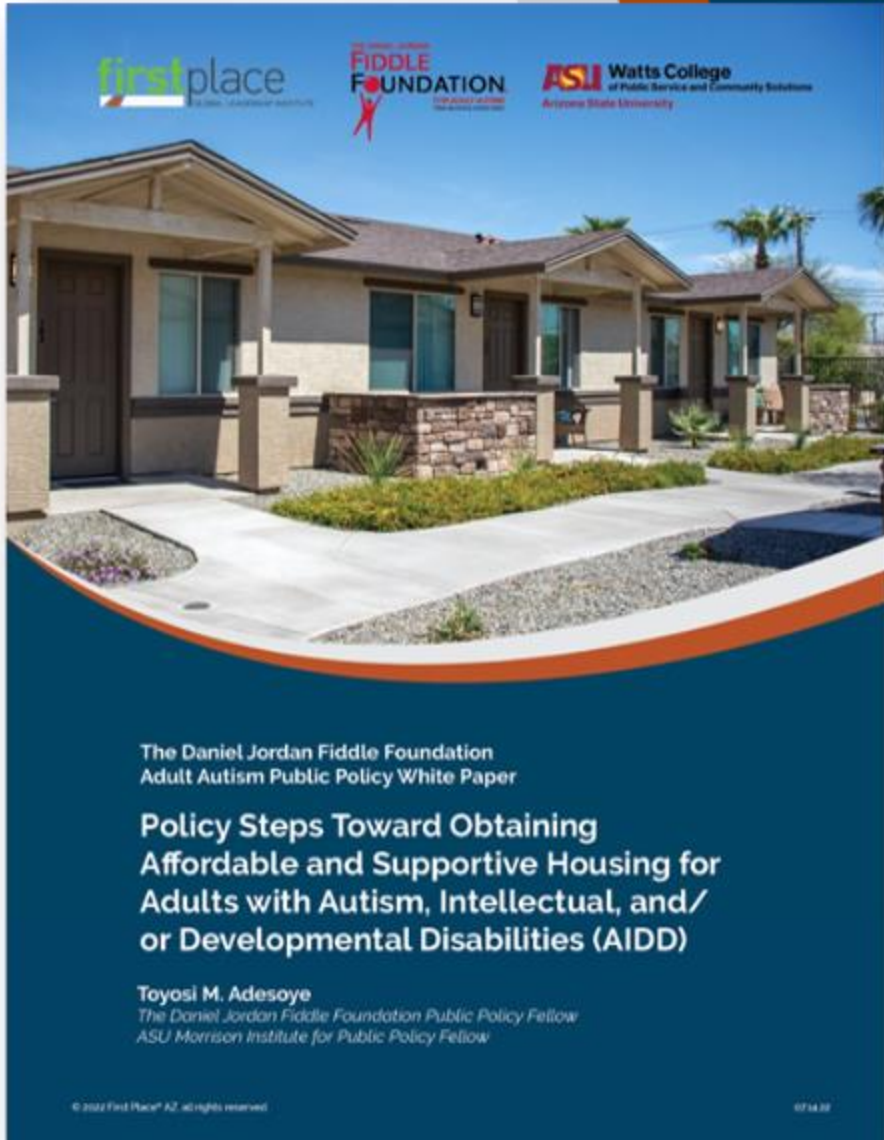
Housing Opportunities for Persons With Autism, Intellectual and/or Developmental Disabilities. (HOPAIDD)

Purpose: To create long-term supportive housing for adults with autism and I/DD while creating greater access to supportive services.

Allocation: Could be granted by Congress or possible executive order. Allocation can be done through HUD or local housing authorities. Funds can be divided into formula and competitive grants that can be applied for through the consolidated plan.

Demographics: About 2.1 million adults with I/DD, most of whom report very low- to extremely low-income.

Requirements: Have a diagnosis of autism and I/DD. They must also qualify as a very low- or extremely low-income household.



The Daniel Jordan Fiddle Foundation
Adult Autism Public Policy White Paper

Policy Steps Toward Obtaining Affordable and Supportive Housing for Adults with Autism, Intellectual, and/or Developmental Disabilities (AIDD)

Toyosi M. Adesoye

*The Daniel Jordan Fiddle Foundation Public Policy Fellow
ASU Morrison Institute for Public Policy Fellow*



SUPPORTIVE HOUSING STIPEND

Demonstrating efficacy and diversity

BEATITUDES
CENTERS
CULVER H. NELSON CENTER

firstplace
www.firstplaceaz.org

Our Goal

Demonstrate how a supportive amenities stipend can help us serve more neurodivergent individuals.

#1

Funding for up to 10 new residents

#2

Provide skill-building opportunities

#3

Collect data on expectations and supports

#4

Analyze efficacy

Access the digital reports and order print copies.

A PLACE IN THE WORLD

FUELING HOUSING AND COMMUNITY OPTIONS FOR ADULTS WITH AUTISM AND OTHER NEURODIVERSITIES

firstplace The Bureau of Public Policy
AUTISM INFLUENCE NETWORK
FSU State College
FSU Institute for Public Policy

Data and tools to create more places for those seeking homes and a sense of community—everywhere.

firstplace GLOBAL LEADERSHIP PARTNERS

2022
GREATER PHOENIX HOUSING MARKET ANALYSIS

2022
ÁREA METROPOLITANA DE PHOENIX ANÁLISIS DEL MERCADO DE LA VIVIENDA

Data Driving A Place in the World for
Others with Neurodiversity

Datos que impulsan un lugar en el mundo para
autistas y otras personas con neurodiversidad

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